



April 11, 2011

WORK SESSION
Taylor Conference Room
12000 Findley Road, Suite 300
<http://www.JohnsCreekGA.gov>

5:00 PM

A) PLEDGE OF ALLEGIANCE

B) OPENING COMMENTS-Mayor Bodker

C) DEPARTMENTAL UPDATES

Public Works ■Wentworth Subdivision Update

City Manager ■Senior Survey Information
 ■ChatComm Report

D) EXECUTIVE SESSION (*If Needed*)

E) ADJOURNMENT



AGENDA REPORT

To: Honorable Mayor and City Council Members

From: John Kachmar, City Manager

By: Ken Hildebrandt, Public Works Director

Date: April 6, 2011

Agenda: April 11, 2011 WORK SESSION AGENDA ITEM: Wentworth Subdivision Road Donation Request

Issue: Wentworth Homeowners Association has requested the roads within their subdivision be converted from private to public. The developers of Wentworth subdivision originally intended Wentworth subdivision to be gated; however the homeowners declined this action and the subdivision was never gated.

Recommendation: Staff recommends approval of Wentworth subdivision's request to convert the private streets within the subdivision to public streets with the following stipulations:

1. The City of Johns Creek will accept the 44' wide access easement as publicly maintained right-of-way.
2. The Wentworth HOA will continue to maintain the five landscaped islands in the cul de sacs.
3. The Wentworth HOA will continue to be responsible for the maintenance of the five landscaped islands and any associated irrigation systems.
4. The Wentworth HOA will continue to be responsible for any storm drainage outside of the right-of-way including pipes, ditches, structures, and detention ponds.
5. The Wentworth HOA will be responsible for re-filing the plat and for any associated fees.
6. The City of Johns Creek will make improvements to bring the roadway into compliance by patching areas of cracking pavement, repairing substandard curb & gutter, and installing necessary signage.
7. The Wentworth HOA will remit payment to the City of Johns Creek for all materials required for item #6 above. Costs are estimated to be \$1,080 for the asphalt, \$420 for the curb & gutter, and \$2,300 for the signage, or a total of approximately \$3,800.
8. The City of Johns Creek will be responsible for the perpetual maintenance of the right-of-way, including the monthly costs of the streetlights, estimated to be \$1,506 per year.

Financial Impact: The estimated costs of converting the roads to public are as follows:

<i>Item Description</i>	<i>Anticipated Need</i>	<i>Estimated Cost</i>
Resurfacing	10 years	\$60,000
Stormwater Structures – Repairs and/or Replacements	20-25 years	\$50,000

Other – Street Signs, Curb and Sidewalk Repairs, etc.	As needed	\$5,000
Electrical Bill for Streetlights	Annually	\$1,560

Background: Wentworth subdivision is located on two sides of Haynes Bridge Road at the City limits. It consists of two roads: Wentworth Trail on the west side of Haynes Bridge and Wentworth Terrace on the east side of Haynes Bridge. It was developed in 2000 and consists of 40 lots. All 40 property owners have signed a petition acknowledging their agreement to the road donation.

The following comments were received by the City Departments:

- Public Works has performed an inspection of the pavement conditions, curb and gutter, catch basins and right-of-way and concluded the overall condition is “fair-to-good”. There are two areas of cracking in the pavement and several sections of substandard curbing. The City should not accept the five landscaped islands due to maintenance and irrigation system concerns. “No Parking” signs should be posted around the cul de sacs to allow for emergency vehicle access. The City should not accept any drainage structure, including detention ponds, outside of the proposed right-of-way. The monthly streetlight bill is currently being paid by the Wentworth HOA. This bill will be transferred to the City of Johns Creek for payment if this donation is accepted. The existing infrastructure is generally in conformance with the City’s current Development Regulations requirements. There are several non-conforming conditions such as the existing forty-four foot (44 ft) access/utility easement as opposed to fifty feet (50ft) of right-of-way for a road classified as a local residential road and non-mountable curb in the medians. The subdivision also does not have sidewalks along the both sides of the roads which is a requirement of our current regulations.
- Community Development stated there should be some public benefit for accepting the roads. If the only benefit of acceptance is relief of the HOA from maintenance responsibilities, then the roads should not be accepted purely on a policy and precedence setting issue.
- The Fire Marshall confirmed the fire hydrants are public and have been maintained by Fulton County Water. The cul de sac radii are tight, but traversable by all fire equipment.

Alternatives:

- Do not accept this dedication and require the Wentworth HOA to continue to maintain their roads.
- Accept the dedication of the right-of-way with more or less of the stipulations outlined above.

Concurrent Review: Community Development, Public Works, Fire, Legal

Attachment(s): location map, subdivision plat, request letter

CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END
C1	31.55	20.00	N08°12'00"W	22.25
C2	22.76	50.00	N43°09'00"E	22.25
C3	84.39	190.00	S45°30'03"W	34.62
C4	89.39	190.00	S28°27'45"E	88.57
C5	41.81	180.00	S08°42'42"W	41.73
C6	14.77	142.00	S08°42'42"W	14.76
C7	23.14	142.00	S10°13'14"E	23.12
C8	25.12	30.00	N09°54'03"E	24.42
C9	49.40	60.00	S07°22'23"W	48.01
C10	35.10	60.00	S30°52'47"E	34.05
C11	58.54	60.00	S33°30'12"E	56.25
C12	22.14	60.00	N03°34'20"E	22.02
C13	24.84	60.00	S10°38'18"W	24.14
C14	28.33	60.00	N08°31'57"E	28.07
C15	40.00	60.00	S06°28'18"E	39.26
C16	117.06	60.00	N18°42'57"E	89.38
C17	87.60	60.00	S12°52'02"E	86.31
C18	42.44	30.00	S02°13'08"E	39.99
C19	132.75	98.00	S38°30'36"E	122.83
C20	38.18	30.00	N08°31'57"E	37.73
C21	36.34	68.84	N07°10'41"E	37.81
C22	65.80	68.84	N12°22'23"E	63.26
C23	45.80	68.84	S35°22'47"W	44.91
C24	49.63	50.00	S07°22'23"E	48.30
C25	26.38	146.00	S45°13'04"W	26.35
C26	18.34	90.00	S08°08'57"W	18.31
C27	58.39	108.00	N08°31'57"E	56.30
C28	22.58	20.00	N08°31'57"E	21.40
C29	114.57	193.33	S01°58'30"E	114.57
C30	107.68	153.33	S08°08'57"W	107.68
C31	150.48	262.33	S08°08'57"W	150.48
C32	124.50	262.33	S06°27'30"E	124.54
C33	56.15	36.36	S02°32'10"E	56.15
C34	28.25	20.00	S14°09'00"E	28.26
C35	42.85	132.00	S43°56'26"W	42.70
C36	57.97	150.00	N49°03'08"E	57.97
C37	126.96	78.00	N17°27'07"W	114.77
C38	33.51	78.00	S17°27'07"E	33.25
C39	42.44	30.00	S06°28'18"E	39.99
C40	45.50	60.00	S13°54'13"E	44.41
C41	28.07	60.00	N08°22'43"E	27.89
C42	24.81	60.00	S07°24'48"E	24.61
C43	54.69	60.00	S08°08'57"E	54.21
C44	61.34	60.00	S12°31'30"E	58.71
C45	58.70	60.00	S08°31'57"E	54.62
C46	21.25	60.00	S08°08'57"E	21.14
C47	34.13	122.00	N01°22'08"W	34.02
C48	21.49	122.00	N08°01'27"W	21.46
C49	35.89	50.00	N08°22'15"E	35.79
C50	21.00	60.00	S08°12'04"W	20.90
C51	58.31	60.00	N08°31'38"E	56.05
C52	38.73	60.00	N12°31'38"E	38.06
C53	37.62	60.00	N01°18'18"E	37.00
C54	81.47	60.00	N46°18'13"E	58.81
C55	17.25	30.00	S08°08'57"E	17.01
C56	18.44	60.00	S14°04'14"E	18.34
C57	48.93	122.00	N08°22'08"E	48.60
C58	23.43	224.00	N12°34'37"E	23.42
C59	31.60	60.00	N08°22'08"E	28.00
C60	130.24	562.93	N01°18'18"E	130.23
C61	120.59	302.93	S04°01'18"E	120.50
C62	285.23	303.93	N06°47'13"W	285.10
C63	106.00	353.93	N03°26'36"W	105.99

LINE	LENGTH	BEARING
L1	72.31	N08°09'00"W
L2	149.55	N43°09'00"E
L3	149.55	N43°09'00"E
L4	245.41	N30°34'23"E
L5	44.73	S00°24'42"W
L6	87.30	S00°24'42"W
L7	53.15	S77°14'29"E
L8	53.15	S77°14'29"E
L9	53.15	S77°14'29"E
L10	33.63	S00°24'42"W
L11	18.63	S02°44'22"E
L12	7.54	S02°44'22"E
L13	19.45	S02°44'22"E
L14	33.35	S12°38'30"E
L15	13.5	S02°44'22"E
L16	29.58	S02°44'22"E
L17	9.23	N02°03'28"E
L18	15.62	N02°03'28"E
L19	1.19	S02°44'22"E
L20	47.49	S02°44'22"E
L21	87.04	S09°28'03"E
L22	51.73	S09°28'03"E
L23	26.25	S09°28'03"E
L24	87.57	S09°28'03"E
L25	77.64	S09°28'03"E
L26	36.06	S09°28'03"E
L27	8.23	S09°28'03"E
L28	68.71	S09°28'03"E
L29	68.37	S09°28'03"E
L30	10.40	S09°28'03"E
L31	35.62	S35°54'23"W
L32	77.98	N35°54'23"W
L33	27.70	S49°08'12"E
L34	35.44	S67°36'30"E
L35	23.67	S47°36'26"W
L36	14.50	S34°32'29"W
L37	47.83	N04°01'14"E
L38	122.46	S03°12'28"E
L39	35.44	S67°36'30"E

Certification As to Recording
This is to certify that this plat has been recorded in Plat Book 341 of Fulton County Records on 7-5-2000
7-5-2000
Clark, Superior Court

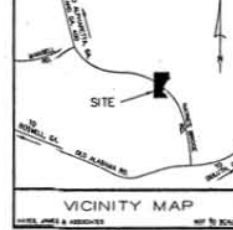
Certification As to Recording
This is to certify that this plat has been recorded in Plat Book 341 of Fulton County Records on 9-21-2000
9-21-2000
Clark, Superior Court

FINAL PLAT APPROVAL
THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENT & COMMUNITY DEVELOPMENT
FULTON COUNTY, GEORGIA CERTIFIES THAT THIS PLAT COMPLES WITH THE FULTON COUNTY ZONING REGULATION, CONDITIONS OF ZONING, AND THE 1982 FULTON COUNTY ZONING RESOLUTION, CONDITIONS AS AMENDED.
DIRECTOR, DEPARTMENT OF ENVIRONMENT & COMMUNITY DEVELOPMENT
5-5-00
DATE

2. JULY 17, 2000. THIS PLAT SUPERSEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 341 PAGES 241, 242. THE PURPOSE OF THIS REVISION IS TO SHOW THE STREET EASEMENTS AS PROVIDED, THE DETENTION POND EASEMENTS AS PROVIDED AND TO SHOW EASEMENTS AS SHOWN.
Richard J. Wilcox 9-21-2000
DIRECTOR, DEPT. ENVIRONMENT & COMMUNITY DEVELOPMENT

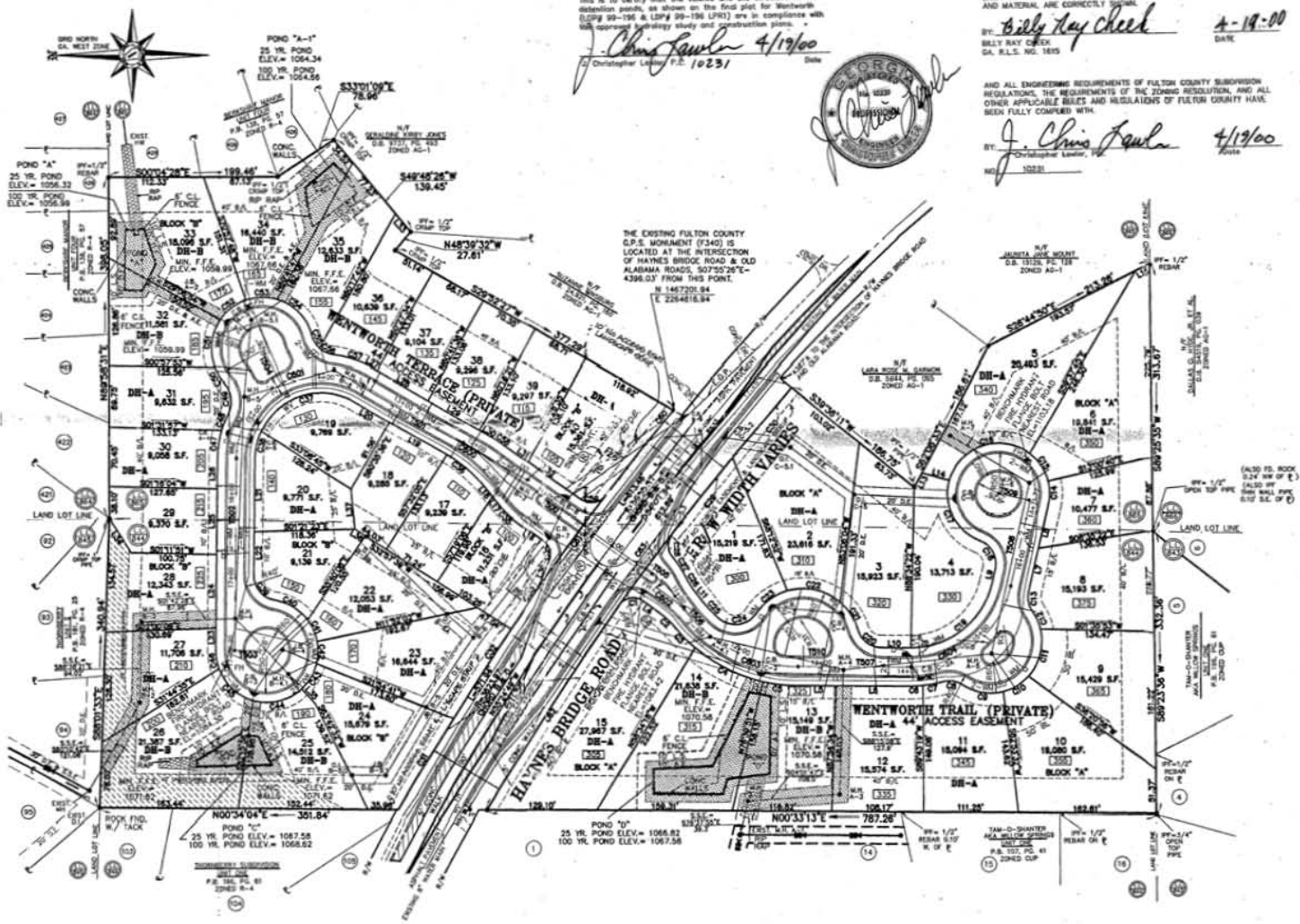
OWNERS ACKNOWLEDGMENT
STATE OF GEORGIA
THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO FULTON COUNTY THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:
PRIVATE STREET EASEMENT - 3.39 AC.
PRIVATE DETENTION POND EASEMENT - 0.08 AC. (27,144.40 SQ. FT.)
PUBLIC SANITARY EASEMENT - 0.25 AC. (11,270.00 SQ. FT.)
ADDITIONAL HAYNES BRIDGE ROAD RIGHT-OF-WAY - 0.412 ACRES
PUBLIC PARKS - OPEN SPACE - 0 ACRES

J. M. HORTON, INC. - SURVEYOR
FULTON COUNTY, GEORGIA
Signature of Owner of Record
Date
4-19-00

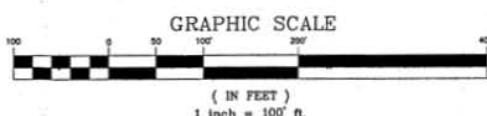


SURVEYOR'S AND ENGINEER'S CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "PUTATIVE", AND THEIR LOCATION, SIZE, TIME AND MATERIAL, ARE CORRECTLY SHOWN.
BY: Billy Ray Cheek 4-19-00
BILLY RAY CHEEK
DATE
GA. R.L.S. NO. 1815

AND ALL ENGINEERING REQUIREMENTS OF FULTON COUNTY SUPERVISOR REGULATIONS, THE REQUIREMENTS OF THE ZONING REGULATION, AND ALL OTHER APPLICABLE RULES AND REGULATIONS OF FULTON COUNTY HAVE BEEN FULLY COMPLIED WITH.
BY: J. Chris Paula 4/19/00
J. Chris Paula
DATE
NO. 10231



WENTWORTH TERRACE ROAD CENTERLINE DATA			
STATION	CHORD BEARING	CHORD DISTANCE	CHORD AREA
1	N08°09'00"W	72.31	1.19
2	N43°09'00"E	149.55	1.19
3	N43°09'00"E	149.55	1.19
4	N30°34'23"E	245.41	1.19
5	S00°24'42"W	44.73	1.19
6	S00°24'42"W	87.30	1.19
7	S77°14'29"E	53.15	1.19
8	S77°14'29"E	53.15	1.19
9	S77°14'29"E	53.15	1.19
10	S00°24'42"W	33.63	1.19
11	S02°44'22"E	18.63	1.19
12	S02°44'22"E	7.54	1.19
13	S02°44'22"E	19.45	1.19
14	S12°38'30"E	33.35	1.19
15	S02°44'22"E	13.5	1.19
16	S02°44'22"E	29.58	1.19
17	N02°03'28"E	9.23	1.19
18	N02°03'28"E	15.62	1.19
19	S02°44'22"E	1.19	1.19
20	S02°44'22"E	47.49	1.19
21	S09°28'03"E	87.04	1.19
22	S09°28'03"E	51.73	1.19
23	S09°28'03"E	26.25	1.19
24	S09°28'03"E	87.57	1.19
25	S09°28'03"E	77.64	1.19
26	S09°28'03"E	36.06	1.19
27	S09°28'03"E	8.23	1.19
28	S09°28'03"E	68.71	1.19
29	S09°28'03"E	68.37	1.19
30	S09°28'03"E	10.40	1.19
31	S35°54'23"W	35.62	1.19
32	N35°54'23"W	77.98	1.19
33	S49°08'12"E	27.70	1.19
34	S67°36'30"E	35.44	1.19
35	S47°36'26"W	23.67	1.19
36	S34°32'29"W	14.50	1.19
37	N04°01'14"E	47.83	1.19
38	S03°12'28"E	122.46	1.19
39	S67°36'30"E	35.44	1.19



HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, ARCHITECTS & SURVEYORS
1000 N. WENTWORTH TRAIL, SUITE 100
FULTON COUNTY, GEORGIA 30204
PHONE: 404.271.1111
FAX: 404.271.1112
WWW.HAYESJAMES.COM

FINAL PLAT FOR WENTWORTH FULTON COUNTY, GEORGIA

DATE: 4/19/00
BY: J. Chris Paula
NO. 10231

SHEET 1 OF 2

GENERAL NOTES:

- OWNER/DEVELOPER:
D.R. HORTON, INC. - TORREY
3000 HIGHLANDS AVENUE
SAVANNAH, GEORGIA 30402
(770) 431-8311
- ENGINEER/SURVEYOR:
HAYES, JAMES & ASSOCIATES, INC.
3005 BUCKINGHAM BOULEVARD
SUITE 300
SAVANNAH, GEORGIA 30906
CONTACT: TONY MUSE
(770) 933-1600
- BOUNDARY INFORMATION BASED A "BOUNDARY SURVEY FOR D.R. HORTON, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY DATED JUNE 23, 1998, LAST REVISED JULY 5, 1999, BY HAYES, JAMES AND ASSOCIATES.
- BEARING STRUCTURE FOR THIS SURVEY IS BASED ON MONUMENTS FOUND IN THE FIELD AT THE TIME OF THIS SURVEY AND TIED INTO FULTON COUNTY G.P.S. MONUMENT NOS. F340 AND F440.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 36,757 FEET AND AN ERROR OF 1.83 SECONDS PER ANGLE FOOT AND WAS ADJUSTED USING COMPASS RULE.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 36,757 FEET.
- FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A FIVE SECOND THEODOLITE AND A SOKKA SET FIVE ELECTRONIC DISTANCE METER, WITH TURNED ANGLES.
- DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
- THE BEARING STRUCTURE FOR THIS SURVEY IS REFERENCED TO FULTON COUNTY G.P.S. SYSTEM MONUMENT NOS. F340 & F440.
- THIS PROPERTY IS ZONED N.U.P. ZONING CASE #99A-003 N/C AND 992-002 N/C APPROVAL DATE JUNE 2, 1999.

NORTH TRACT

- MINIMUM LOT AREA TO BE 8,000 SQ. FT. WITH 12,000 SQ. FT. ALONG PROPERTY LINES ABUTTING THORNBERY SUBDIVISION.
- LOTS TO HAVE A MINIMUM OF 30' OF ROAD FRONTAGE.
- LOTS TO HAVE 80 FEET MINIMUM WIDTH AT THE BUILDING LINE.
- MINIMUM HEATED FLOOR AREA IS 1800 SQUARE FEET.
- FRONT SETBACK= 10'
- REAR SETBACK= 25'
- SIDE INTERIOR SETBACK= 7'
- PERIMETER BLDG. SETBACK= 40'

SOUTH TRACT

- MINIMUM LOT AREA TO BE 8,000 SQ. FT. WITH 10,000 SQ. FT. ALONG PROPERTY LINES ABUTTING THORNBERY SUBDIVISION.
- LOTS TO HAVE A MINIMUM OF 30' OF ROAD FRONTAGE.
- LOTS TO HAVE 80 FEET MINIMUM WIDTH AT THE BUILDING LINE.
- MINIMUM HEATED FLOOR AREA IS 1800 SQUARE FEET WITH 2000 SQUARE FEET ALONG PROPERTY LINES ABUTTING WILLOW SPRINGS SUBDIVISION.
- FRONT SETBACK= 15'
- REAR SETBACK= 25'
- SIDE INTERIOR SETBACK= 7'
- PERIMETER BLDG. SETBACK= 40'

- THIS PROPERTY TO BE SERVED BY PUBLIC GRAVITY SEWER, PROVIDED BY FULTON COUNTY.
- WATER SERVICE PROVIDED BY THE CITY OF ATLANTA.
- SANITARY SEWER EASEMENTS SHOWN ON THIS PLAT WILL BE DEDICATED TO FULTON COUNTY BY THE RECORDING OF THIS PLAT.
- FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
- SOURCE OF VERTICAL DATUM:
BENCHMARK IS FULTON COUNTY G.L.S. MARKER F340 LOCATED NEAR THE INTERSECTION OF HAYNES BRIDGE ROAD AND OLD ALABAMA ROAD.
- DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL.
- ALL DETENTION FACILITIES SHALL BE PRIVATELY MAINTAINED.
- SANITARY SEWER AND DRAINAGE EASEMENTS SHALL BE CENTERED ON EXISTING STRUCTURES UNLESS OTHERWISE NOTED.
- NO PORTION OF THE PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER FIRM COMMUNITY PANEL NO. 130322 D005 C FULTON COUNTY, GEORGIA; EFFECTIVE DATE MAY 4, 1992.
- THE FIRM OF HAYES, JAMES & ASSOCIATES, INC. DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION.
- NO ATTEMPT WAS MADE TO IDENTIFY/SHOW WETLANDS AND/OR STREAM BUFFER DELINEATIONS.
- THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AS RECORDED IN DEED BOOK 28608, PG. 243, BEING ON RECORD WITH THE CLERK OF SUPERIOR COURT, FULTON COUNTY, GEORGIA.
- USERS OF A CAD FILE ARE CAUTIONED THAT CRITICAL DIMENSIONS OBTAINED BY ELECTRONIC MEASUREMENT CAN NOT BE RELIED UPON WITHOUT VERIFICATION. HAYES, JAMES & ASSOCIATES, INC. SHOULD BE CONSULTED PRIOR TO ISSUANCE OF CONSTRUCTION DRAWINGS FOR INPUT AND VERIFICATION.
- STREET SHALL BE 24' BACK TO BACK OF CURB. 20' ASPHALT PAVED WITH 24" MOUNTABLE CONCRETE CURB.
- AREA: TOTAL SITE = 15.445 ACRES (INCLUDING ALL EASEMENTS)
NUMBER OF LOTS = 40
DENSITY = 2.589 LOTS/ACRE
ROADWAY EASEMENTS= 104,151 SQ. FT.
TOTAL LOT AREA= 567,871 SQ. FT. (INCLUDING ALL EASEMENTS)
- ALL CORNERS ARE SET WITH NO. 1/2" (4) REBAR
- REFERENCE BENCHMARK IS FULTON COUNTY G.P.S. MONUMENT NUMBER F340 AS REFERENCED IN NOTE NUMBER 9 ABOVE.

- THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSIGNED NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THERE ARE NO KNOWN LANDSLIPS ON THIS SITE.
- TAX PARCEL IDENTIFICATION NUMBERS:
NORTH TRACT (A) 992-003-N/C
SOUTH TRACT (B) 992-002-N/C
- THIS PROPERTY FRONTS ON HAYNES BRIDGE ROAD WHICH IS A COUNTY ROAD.
- ALL INTERNAL STREETS ARE TO BE PRIVATE STREETS, AND ARE TO BE MAINTAINED BY AN ESTABLISHED HOMEOWNERS ASSOCIATION.
- ALL INTERNAL PRIVATE STREETS MUST BE CONSTRUCTED AND MAINTAINED AT A MINIMUM TO FULTON COUNTY STANDARDS.
- SHOULD FULTON COUNTY EVER BE PETITIONED TO ASSUME OWNERSHIP AND MAINTENANCE OF THE PRIVATE STREETS PRIOR TO DECISION OF THE STREETS, THEY MUST BE BROUGHT TO ACCEPTABLE STANDARDS OF FULTON COUNTY FOR SIMILAR ROADS OF SIMILAR AGE, SUBJECT TO THE APPROVAL OF THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT.
- UPON THE RECORDING OF THIS PLAT, THE EASEMENTS FOR INGRESS AND EGRESS FOR POLICE, FIRE, EMERGENCY VEHICLES AND ALL OPERATING UTILITIES ARE HEREBY GRANTED.
- ALL STORM WATER DRAINAGE IS TO BE PRIVATE, AND IS TO BE MAINTAINED BY AN ESTABLISHED HOMEOWNERS ASSOCIATION.
- PRIOR TO THE ACCEPTANCE AND APPROVAL OF ANY ASPHALTIC OR CONCRETE BINDER AND/OR TOPPING WHICH IS INSTALLED FOR THE PURPOSE OF FULTON COUNTY MAINTENANCE, A REPRESENTATIVE OF THE DEPARTMENT MAY REQUIRE ONE OR ALL OF THE FOLLOWING TESTS:
A) CORING, B) EXTRACTION, OR C) COMPACTION. THE FREQUENCY OF THESE TESTS WILL BE LEFT TO THE DISCRETION OF THE INSPECTOR.

FULTON COUNTY HEALTH DEPARTMENT ENVIRONMENTAL HEALTH SERVICES

THE DEVELOPMENT IS APPROVED PROVIDED THE FOLLOWING REQUIRED IMPROVEMENTS ARE IN COMPLIANCE WITH THE FULTON COUNTY CODE OF LAWS TITLE 32, CHAPTER 2, BODILY HEALTH REGULATIONS, SPECIFICALLY SECTION 30-2-1 DRINKING WATER SUPPLY AND SECTION 30-2-1 SEWAGE DISPOSAL.

- WATER SUPPLY
- SEWAGE DISPOSAL

- INDIVIDUAL ON-SITE WATER SUPPLY
- SEWAGE MANAGEMENT

DATE 5-4-00

REVISION DATE

STATEMENT OF SLOPE EASEMENT

This plat is approved with the understanding that easement is granted Fulton County along all road frontage for the purpose of sloping side and fill as follows:
0' to 5' - not less than 3 to 1 slope
5' to 10' depth - not less than 2 to 1 slope

DRAINAGE

"The Owner of record, on behalf of himself (itself) and all successors in interest, specifically releases Fulton County from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage basins. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these Regulations and the Director of the Department of Public Works. The Director of the Department of Public Works may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the Director of Public Works, is potentially hazardous to life, property or the public road or utility system. Such emergency maintenance, conducted for a common good, shall not be construed constituting a continuing maintenance obligation of the part of Fulton County, nor an abrogation of Fulton County's right to seek reimbursement for expenses from the Owner/s of the property/ies of the lands that generated the conditions."

ZONING NOTES

- This property is zoned N.U.P. (Neighborhood Unit Plan)

NORTH TRACT (A) Case No. 992-003N/C
(PARCEL SIZE = 8.38 ACRES)
LOTS/DENSITY 25 LOTS /2.88 UNITS PER ACRE
MINIMUM LOT SIZE: 8000 S.F. WITH 12000 S.F. ALONG ALONG PROPERTY LINES ABUTTING THORNBERY SUBDIVISION

The minimum heated floor area per dwelling unit shall be 1,800 square feet for all lots.

Min. Side Yard 7 Feet
Min. Front Yard 10 Feet
Min. Perimeter Building Setback 40 Feet
Min. Rear Yard 25 Feet
Min. Lot Frontage 20 Feet
Min. Lot Width 70 Feet

SOUTH TRACT (B) Petition No. 992-002 N/C
(PARCEL SIZE = 7.458 ACRES)
LOTS/DENSITY 15 LOTS /2.00 UNITS PER ACRE
MINIMUM LOT SIZE: 8,000 S.F. WITH 15,000 S.F. ALONG ALONG PROPERTY LINES ABUTTING WILLOW SPRINGS SUBDIVISION

The minimum heated floor area per dwelling unit shall be 1,800 S.F. WITH 2000 S.F. Along property line abutting Willow Springs

Min. corner Yard (Adj. to Street) 20 Feet
Min. Front Yard 10 Feet
Min. Perimeter Building Setback 40 Feet
Min. Rear Yard 25 Feet
Min. Side Yard 7 Feet
Min. Lot Width 80 Feet

- All construction shall conform to Fulton County Standards and Specifications, whether or not rules and regulations were made.

- All internal streets are to be private streets, and are to be maintained by an established homeowners association.

- All internal private streets must be constructed and maintained at a minimum to Fulton County Standards.

- Should Fulton County ever be petitioned to assume ownership and maintenance of the private streets, prior to dedication of the streets, they must be brought to acceptable standards of Fulton County for similar roads of similar age, subject to the approval of the Director of the Development Services Department.

- All street are to have a maximum grade of 14%. There is to be no more than 150 consecutive feet greater than 12%.

- Minimum radius of all right-of-way intersections = 20'.

- Minimum radius of all street intersections = 30'.

- Maximum cut-de-sac length = 1,500'.

- Water supply from Fulton County Water System.

- Developer to provide necessary easements for ingress and egress for police, fire, emergency vehicles and all operating utilities.

- Where sanitary sewer, manholes and piping and ditches must lie side-by-side, use 30' easements and provide 10' separation between the pipes.

- The minimum angle between influent and effluent sanitary sewer lines at manholes is 90 degrees.

- Sewer service provided by Fulton County. All lots to be served by gravity flow unless otherwise approved by Fulton County.

- All pipes, sewers and ditches are to have a 20' storm drainage easement.

- Developer to provide and maintain off-street parking on the property during the entire construction period.

- According to F.I.R.M. Community Panel 13121C0067E dated June 22, 1995, no portion of this property lies within a designated flood plain.

- All construction methods and materials shall be in conformance with Fulton County regulations.

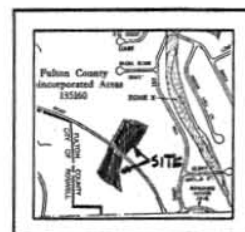
- The Final Plat shall conform to the Preliminary Plat and it may constitute a only that portion of the approved Preliminary Plat which the sub-divider proposed to record and develop at any one time, provided that such portion conforms to the stipulations established in Preliminary Plats procedure and to the requirements of these rules and regulations.

- Elevations and boundary data are referenced to Fulton County G.L.S. survey monuments F234 and F324.

- The property shall be referenced to an existing Fulton County G.L.S. monument prior to the recording of the final plat. Course and distance to the monument, from a point on the property, shall be shown on the final plat. For developments of twenty-five (25) acres or greater, the developer must pay fees to Fulton County, for the installation of 1 (one) re-rod of G.L.S. monuments to be set to Fulton County specifications. This fee shall be paid prior to the issuance of a Land Disturbance Permit.

- A copy of the approved land disturbance plan shall be present on the site whenever land disturbing activity is in progress.

- MAXIMUM CUL-DE-SAC LENGTH NOT TO EXCEED 1500'
- MINIMUM HORIZ. CURVE RAD. 100' MINIMUM TANG. CURVE BETWEEN REVERSE HORIZONTAL CURVES= 50'; NINETY DEGREE ANGLE AT ALL INTERSECTIONS.



F.I.R.M. PANEL NO. 13121C0067E
DATED 6-22-98

Adopted by F.I.R.M. Community Panel 13121C0067E, dated June 22, 1995, no portion of the property lies within a designated flood plain.

DH-HOLDS

PLEASE NOTE THAT A CERTIFICATE OF OCCUPANCY HOLD MAY BE PLACED ON YOUR BUILDING PERMIT TO VERIFY THAT YOU HAVE COMPLIED WITH YOUR SUBMITTED SITE PLAN. A SITE INSPECTION MAY BE REQUIRED.

SITE PLAN IS REQUIRED SHOWING BUILDING AND UTILITY LOCATION WITH DIMENSIONS OF THE LOT. SHOW ALL STRUCTURES, ENTRANCES, EASEMENTS, SPECIFIC TREES, BUFFER AND PUBLIC INFRASTRUCTURE.

SITE PLAN IS REQUIRED SHOWING EXISTING FINISHED FLOOR ELEVATION, HOF ELEVATION AND CONTOUR LINE, 25 AND 100 YEAR ELEVATIONS OF THE EXTENTON FACILITY, TOP OF BANK FOR STREAMS, DRAINAGE DITCH AND TERS FOR ON-A-HOLDS AS STATED ABOVE. A FINAL ELEVATION CERTIFICATE MUST BE COMPLETED BY THE PROPERTY OWNER OR REPRESENTATIVE AND SUBMITTED TO THE COUNTY BUILDING PERMIT DIVISION AT THE TIME THE LOWEST FLOOR FINISHED FLOOR ELEVATION LEVEL IS ESTABLISHED, PRIOR TO FURTHER CONSTRUCTION OF THE BUILDING.

SITE PLAN REQUIRED SHOWING EXISTING AND PROPOSED CONTOUR GRADERS, EXISTING COUNTRY ROADS, TOWNSHIP AND A ABOVE. A REGISTERED LICENSED PROFESSIONAL ENGINEER, LICENSED LANDSCAPE ARCHITECT OR REGISTERED SURVEYOR MUST SIGN AND SEAL THE PLANS.

ONLY THE DIRECTOR, OR THE SPECIFIC APPLICANT REPRESENTING THE DIRECTOR, MAY RELEASE THIS TYPE OF HOLD. A HOLD HOLD IS A GENERAL HOLD FOR A SPECIFIC PURPOSE NOT PREVIOUSLY COVERED BY THE PROCEEDING EXPLANATION BELOW.

Certification As to Recording

This is to certify that this plat has been recorded in Flat Book _____
Page _____ Of Fulton County Records
on _____
19____

Check, Register Clerk

Book 211 Page 342
Entered 5-5-00 Deputy Clerk

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, SURVEYORS & ARCHITECTS
1702 POND-HILL
SAVANNAH, GEORGIA 30402
(770) 933-1600

H

FINAL PLAT FOR
WENTWORTH
FULTON COUNTY, GEORGIA

Deputy Clerk

DATE	REVISION	BY	DATE	REVISION	BY
5-4-00	1	T.M.	5-4-00	1	T.M.

DATE: 5-4-00
SCALE: 1"=40'
SHEET: 2 OF 2
PROJECT: 104,151 SQ. FT.
DRAWN BY: T.M.
CHECKED BY: T.M.
APPROVED BY: T.M.

WENTWORTH HOMEOWNER ASSOC

P.O. BOX 4727, CANTON, GA. 30114, 770 570-7722

October 4, 2010

Kevin Dye
City of Johns Creek
12000 Findley Road, Suite 400
Johns Creek, GA 30097

RE: Wentworth Sub Division-Roadway Donation

Following the City of Johns Creek Right of Way Policy, 7.0 Roadway Donation, the homeowners of Wentworth subdivision, Terrace and Trail, formerly request our roads that are now privately owned be donated to the City of Johns Creek. Wentworth developers had anticipated our subdivision would be a gated community. The homeowners rejected this action thus there is no limited access to our roads.

We obtained signatures from 100% of the homeowners who signed their property deed and all voted yes to have the roads donated to Johns Creek. These petitions were delivered to you at your office Thursday, September 30, 2010. The required \$150.00 processing fee has been mailed to you by our property management company.

We understand your Public Works Staff will make an assessment of our request and pass it on for an inspection of our subdivision roads. We previously discussed the easement requirements for Fulton County in place during development and Johns Creek current policies somewhat differ however you would recommend acceptance as is.

Once RWC verifies the signatures on our petition our request will be presented to the city manager for a decision to proceed within 60 days and presented to the City Council for approval. Thank you for your assistance.

Sincerely,



Booker McRae
President, Wentworth Homeowner Association

PETITION FOR ROADWAY DONATION

(25)
ORIGINALS

I do hereby pledge and consent to the donation of WENTWORTH TERRACE so that ownership and maintenance responsibility will transfer to the City of Johns Creek.

Printed Name	Signature	Indication:		Property Street Address
		YES	NO	
DAVID SIMON MORTIMER	<i>David Mortimer</i>	X		145 WENTWORTH TERRACE
BERNARDINE ANDREA MORTIMER	<i>Bernardine Mortimer</i>	✓		145 WENTWORTH TERRACE
Lethia L. Johnson	<i>Lethia L. Johnson</i>	✓		155 Wentworth Terrace
Reed Bell	<i>Reed Bell</i>	✓		135 Wentworth Terrace
Kacey Bell	<i>Kacey Bell</i>	✓		135 Wentworth Terrace
Terese McElhough	<i>Terese McElhough</i>	✓		105 Wentworth Terrace
Takushi Yoshikawa	<i>Takushi Yoshikawa</i>	✓		125 wentworth terrace
Miaka Palmieri	<i>Miaka Palmieri</i>	✓		115 WENTWORTH TERRACE
RICHARD PALMIERI	<i>Richard Palmieri</i>	✓		115 WENTWORTH TERRACE

Neighborhood: WENTWORTH TERRACE

Date: 9/27/10

Page _____ of _____

PETITION FOR ROADWAY DONATION

I do hereby pledge and consent to the donation of WENTWORTH TERRACE, so that ownership and maintenance responsibility will transfer to the City of Johns Creek.

Printed Name	Signature	Indication:		Property Street Address
		YES	NO	
SANDRA FONT-GREEN Darrin Green	[Signature] [Signature]	X		160 Wentworth Trc.
JAVIER ECHAUZ Evelise Echauz	[Signature] J. Echauz	✓		170 Wentworth Terr.
Ella Muzafarova Amit Ghole	[Signature] A. Muzafarova	✓		150 Wentworth Terr
PALLAVI GHOLE Evelise Echauz	[Signature] P. Ghole	✓		110 Wentworth Ter 170 Wentworth Terr.

Neighborhood: WENTWORTH TERRACE

Date: 9/27/10

Page _____ of _____

PETITION FOR ROADWAY DONATION TERRACE

I do hereby pledge and consent to the donation of WENTWORTH SUB DIVISION so that ownership and maintenance responsibility will transfer to the City of Johns Creek.

Printed Name	Signature	Indication:		Property Street Address
		YES	NO	
ANDREW W. VENDAL DAYNA E. VENDAL	<i>Andrew W. Vandal</i> <i>Dayna E. Vandal</i>	X		200 WENTWORTH TERRACE
Brian Bean Sonya Bean	<i>Brian Bean</i> <i>Sonya Bean</i>	X		180 WENTWORTH TERRACE
ENRIQUE R. MORALES LIZA ROWENA I. MORALES	<i>Enrique R. Morales</i> <i>Liza Rowena I. Morales</i>	X X		190 WENTWORTH TERRACE
PASI NORONEN PATRICE VILLENORE	<i>Pasi Noronen</i> <i>Patrice Villenore</i>	X		210 WENTWORTH TERRACE
Michele Fairfield	<i>Michele Fairfield</i>	X		225 WENTWORTH TERRACE

Neighborhood: WENTWORTH TERRACE

Date: 9/27/10

Page _____ of _____

PETITION FOR ROADWAY DONATION

I do hereby pledge and consent to the donation of Wentworth Roads, so that ownership and maintenance responsibility will transfer to the City of Johns Creek.

Printed Name	Signature	Indication:		Property Street Address
		YES	NO	
Booker T. McRAE Linda A. McRAE	Booker T. McRae Linda A. McRae	✓		205 Wentworth Ter. Johns Creek 30022
Rasmie IBRAHIM VENKATA TERALA KAVITHA TERALA	Rasmie Ibrahim # -K	✓		165 Wentworth Ter Alpharetta, GA 30022
Young T Lin KYUNG T Lin	Young T Lin KYUNG T Lin	✓		100 Wentworth Ter
ETAL EDEN Mira Eden	Etal Eden Mira Eden	✓		215 West Wuth Alpharetta Ga 30022
				140 Wentworth Terrace

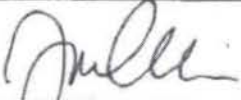
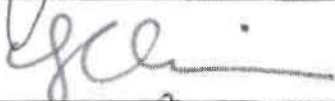
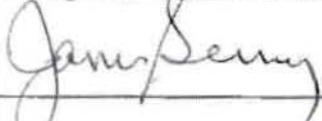
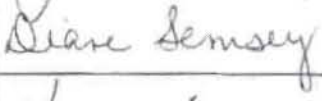
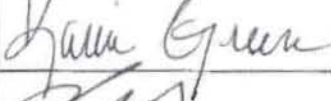

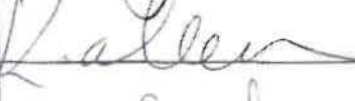

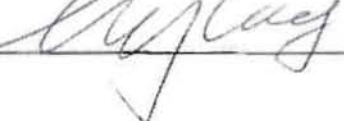
Neighborhood: Wentworth TERRACE

Date: 8-29-10

Page _____ of _____

PETITION FOR ROADWAY DONATION

I do hereby pledge and consent to the donation of WENTWORTH TERR so that ownership and maintenance responsibility will transfer to the City of Johns Creek.

Printed Name	Signature	Indication:		Property Street Address
		YES	NO	
JAMES CHINN		✓		185 WENTWORTH TERRACE
Leisha Chinn		✓		185 Wentworth Terr Alph GA 30022
JAMES SEMSEY		✓		130 WENTWORTH TERR. ALPH GA 30022
Diane Semsey		✓		130 Wentworth Terr. Alph., Ga. 30022
KARIN GREEN		✓		195 WENTWORTH TERR. JOHN'S CREEK GA 30022
KURT S. GREEN		✓		195 WENTWORTH TERR. JOHN'S CREEK GA 30022
KAREN ABERSON		✓		120 westworth ter alpharetta, Ga 30022
AARON ABERSON		✓		120 WENTWORTH TERR alpharetta, GA 30022
Shih-Yi Tang		✓		175 Wentworth Ter Alpharetta, GA 30022

Neighborhood: WENTWORTH TERRACE


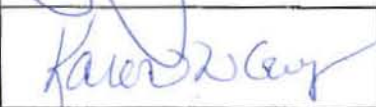
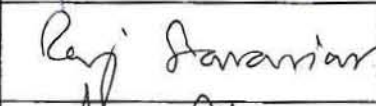
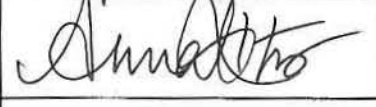
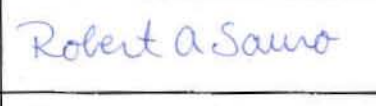
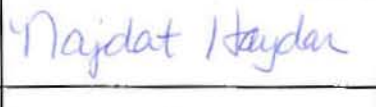
Date: 9/27/10

Page _____ of _____

PETITION FOR ROADWAY DONATION

(15)
ORIGINALS

I do hereby pledge and consent to the donation of WENTWORTH TRAIL, so that ownership and maintenance responsibility will transfer to the City of Johns Creek.

Printed Name	Signature	Indication:		Property Street Address
		YES	NO	
John H. Gwynn		✓		310 WENTWORTH TRL
KAREN W. Gwynn		✓		310 WENTWORTH TRL
SELVARAJ SAVARIAR		✓		300 Wentworth Trl
Anna K. Thever		✓		300 Wentworth Trl
Robert A. Sauro		✓		340 Wentworth Trail
Najdat Haydar		✓		320 Wentworth Trail



Neighborhood: WENTWORTH TRAIL

Date: 9/6/10

Page _____ of _____

PETITION FOR ROADWAY DONATION

I do hereby pledge and consent to the donation of WENTWORTH TRAIL, so that ownership and maintenance responsibility will transfer to the City of Johns Creek.

Printed Name	Signature	Indication:		Property Street Address
		YES	NO	
Christopher R. Barnes		<input checked="" type="checkbox"/>	<input type="checkbox"/>	325 Wentworth Trail
Andrea T. Barnes		<input checked="" type="checkbox"/>	<input type="checkbox"/>	325 Wentworth Trail

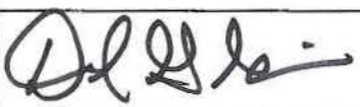
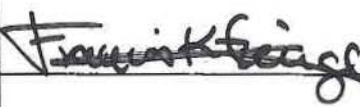
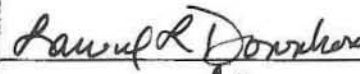
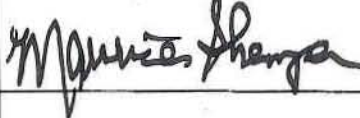
Neighborhood: Wentworth TRAIL

Date: 9/6/10

Page _____ of _____

PETITION FOR ROADWAY DONATION

I do hereby pledge and consent to the donation of WENTWORTH TRAIL, so that ownership and maintenance responsibility will transfer to the City of Johns Creek.

Printed Name	Signature	Indication:		Property Street Address
		YES	NO	
DAVID G. GEIGER 8-27-10 8-22-10		✓		355 WENTWORTH TRAIL
Francis K Geiger		✓		355 Wentworth trail
Laurel Downhour		✓		365 Wentworth Trail
MAURICE S HEMPER		✓		375 WENTWORTH TRAIL

Neighborhood: WENTWORTH TRAIL

Date:

9-27-10

Page _____ of _____

PETITION FOR ROADWAY DONATION

I do hereby pledge and consent to the donation of 360 Westworth Trail so that ownership and maintenance responsibility will transfer to the City of Johns Creek. Alpharetta GA 30022

Printed Name	Signature	Indication:		Property Street Address
		YES	NO	
Karen Wenzel and	Karen Wenzel	✓		360 Westworth Trail Alpharetta GA 30022
Aaron Wenzel	Aaron Wenzel	✓		

Neighborhood: Westworth TRAIL
8/26/10

Date: 9/27/10

Page _____ of _____

PETITION FOR ROADWAY DONATION

I do hereby pledge and consent to the donation of WENTWORTH TRAIL, so that ownership and maintenance responsibility will transfer to the City of Johns Creek.

Printed Name	Signature	Indication:		Property Street Address
		YES	NO	
Clyde Sanders	<i>Clyde Sanders</i>	✓		305 Wentworth Trail
Loretta Sanders	<i>Loretta Sanders</i>	✓		305 Wentworth Trail
PAULA BOWEN	<i>PAULA BOWEN</i>	✓		330 Wentworth Trail
Joe Wiggleston	<i>Joe Wiggleston</i>	✓		335 Wentworth Trail
Miranda Wiggleston	<i>Miranda Wiggleston</i>	✓		335 Wentworth Trail
Ann Eggen	<i>Ann Eggen</i>	✓		350 Wentworth Tr
Scott Spence	<i>Scott Spence</i>	✓		315 Wentworth Tr
Elizabeth Spence	<i>Elizabeth Spence</i>	✓		315 Wentworth Tr

Neighborhood: WENTWORTH TRAIL

Date:

Page _____ of _____